

SECTION 21: INDUSTRIAL ZONES

Section 21.0: Purposes

In addition to the objectives outlined in Section 1 (Purposes and Scope), the Industrial Zones are included in the Zoning Regulations to achieve the following purposes:

- A. To provide appropriately located areas for industrial Uses and protect these areas from intrusion by Dwellings and other inharmonious Uses.
- B. To protect residential, commercial and nuisance-free, non-hazardous industrial Uses from noise, odor, dust, smoke, truck traffic and other objectionable influences and from fire, explosion, radiation and other hazards incidental to certain industrial Uses.
- C. To provide sufficient open space around industrial Structures to protect them from hazard and to minimize the impact of industrial plants on nearby residential or commercial zones.
- D. To minimize traffic congestion and to avoid the overloading of utilities by restricting the construction of Buildings of excessive size in relation to the amount of land around them.

MP-20,000 - Industrial Park Zone

This zone is intended for modern industrial and research developments and administrative facilities that can meet high performance and development standards.

M-1-10,000 - Light Industrial Zone

This zone is intended for light industrial and limited service commercial Uses that can meet high performance standards but that frequently do not meet site development standards appropriate to planned research and development of industrial parks.

M-2-6,000 - Heavy Industrial Zone

This zone is intended for heavy industrial Uses in those urban areas of the County which are designated for general industrial Uses on the Comprehensive Plan.

Section 21.1: Permitted and Conditional Uses: Industrial Zones

The following Uses shall be permitted Uses where the symbol “P” appears and shall be permitted Uses subject to a Conditional Use permit where the symbol “C” appears in the column beneath each zone designation. All Uses not listed are prohibited. For Uses similar to those listed, see Section 30.1.

Section 21.1: Permitted and Conditional Uses: Industrial Zones (Continued)

A. <u>Manufacturing Uses</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Borrow Pits	-	C	C
2. Bottling plants	P	P	P
3. Cement products manufacturing	-	C	C
4. Electronics: electrical and related parts; electrical appliances, motors and devices; radio; television and phonograph	P	P	P
5. Food and dairy products processing and manufacturing including frozen foods	-	C	C
6. Furniture manufacturing and upholstering	P	P	P
7. Instruments: scientific and precision; medical and dental; timing and measuring	P	P	P
8. Laboratories: dental, medical, electrical, optical and mechanical	P	P	P
9. Manufacturing and maintenance of electrical and other signs	P	P	P
10. Machine shop	C	C	P
11. Manufacture of novelty items, not including fireworks or other explosive-type items	P	P	P
12. Manufacturing of fireworks or other explosive-type items	-	-	C
13. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials: Canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, non-ferrous metals, plaster, plastics, shells, textiles, tobacco, wood and yarns	P	P	P
14. Mineral extraction operations	-	C	C
15. Office and related machinery: audio machinery; computers, electrical and manual; visual and reproductive machinery	P	P	P
16. Oil pumping, distributing, or storage facility	C	C	C
17. Packing houses	-	C	C
18. Pharmaceuticals: cosmetics, drugs, perfumes, toiletries and soap (not including refining or rendering of oils or fats)	P	P	P
19. Refining or rendering of oils or fats (tallow works)	-	-	C
20. Rubber and metal stamp manufacturing	P	P	P
21. Rubber products manufacturing	-	C	C
22. Stone quarries, gravel pits, mines and stone mills	-	C	C
B. <u>Wholesale and Warehousing</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Self-service storage	P	P	P
2. Wholesale uses and distribution centers	C	P	P
3. Warehousing operations	P	P	P
C. <u>Services</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Airports and heliports	C	C	C
2. Animal shelter, hospital and veterinary clinics	C	P	P

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Section 21.1: Permitted and Conditional Uses: Industrial Zones (Continued)

<u>C. Services</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
3. Automobile, truck and tractor repair and painting	-	P	P
4. Automobile Wrecking Yards	-	-	C
5. Automotive sales and services, including rental agencies	C	P	P
6. Blacksmith operations	-	P	P
7. Blueprinting and photocopying	P	P	P
8. Boat, camper and Recreational Vehicle sales and service	C	P	P
9. Business, professional and research offices	P	P	P
10. Cleaning and dying plants	-	C	C
11. Commercial sales establishments dealing principally with industrial customers such as heavy construction and earth-moving equipment, machines, presses, forges, material sales and related uses	-	C	P
12. Contractor's Yards	-	C	C
13. Equipment rental yards	-	C	C
14. Food locker facilities	-	P	P
15. Fuel sales	-	C	C
16. Junk Yards	-	-	C
17. Kennels and Stables	-	C	P
18. Lumber and building material yards	-	C	C
19. Newspaper publishing	P	P	P
20. Plumbing shops	-	P	P
21. Printing and lithography	P	P	P
22. Restaurants	C	C	C
23. Rock, sand and gravel yards	-	C	C
24. Service stations	C	C	C
25. Tire retreading and recapping	-	C	C
26. Trucking Yards and Truck Stops	-	C	C
27. Solid waste hauler's yard	-	C	C
28. Wireless Telecommunications Facilities subject to the provisions of Section 24.5 (See Section 24.5.H for exemptions)	C	C	C

<u>D. Public and Semi-Public Uses</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Post offices and postal terminals	C	C	C
2. Public utility service yards	-	C	C
3. Sanitary landfill operations	-	-	C
4. Utility Installations and public service sub-stations, reservoirs, pumping plants, and similar installations, not including public utility offices	C	C	C

Section 21.1: Permitted and Conditional Uses: Industrial Zones (Continued)

E. <u>Agricultural and Related Uses</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Agricultural including the sale of products raised on the premises	P	P	P
2. Commercial Feedlot	-	C	C
3. Commercial fertilizer operations	-	C	C
4. Domestic animal ranch or farming operations	P	P	P
5. Lumber mills and processing plants	-	C	P
6. Meat Processing plants	-	C	C
7. Medical Marijuana off-site cultivation and infusion facilities subject to the provisions of Section 24.9	-	P	P
F. <u>Accessory Uses</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Accessory solar and geo-thermal facilities	P	P	P
2. Accessory Structures located on the same site as a permitted or conditional use	P	P	P
3. Accessory Wind Energy Systems		See Section 24.8	
4. Incidental services for employees on a site occupied by a permitted or conditional use	P	P	P
5. Metal Storage Containers		See Section 24.7	
6. Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	P	P	P
G. <u>Temporary Uses</u>	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
Temporary uses as prescribed in Section 24.1	P	P	P

Section 21.2: Property Development Standards: Industrial Zones

The following property development standards shall apply to all land and Buildings permitted in their respective industrial zones, except that, any Lot for which a bona fide deed was duly recorded in conformance with the zoning in effect prior to the date of adoption of this Ordinance, may be used as a Building Site.

A. Special Requirements

1. For access purposes each Building Site shall have a minimum 30 foot wide Easement or right-of-way. A turnaround with a minimum radius of 25 feet shall be provided at the end of each Easement over 150 feet in length. No fences or other obstructions shall be placed in the Easement area except with written permission of all other property owners served by the Easement. For any parcel of land created after January 3, 1995, an Access road to the parcel must be provided prior to the delivery of any combustible Building materials. Said Access road must be constructed to the standards found in Ordinance Number 95-1, the Ordinance for Road Standards.

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Section 21.2: Property Development Standards: Industrial Zones (Continued)

2. When any industrial zone Abuts or is situated across the Street from property in any non-commercial or industrial zone, a minimum Building Setback of 50 feet shall be required from such residential zone; provided, however, that the 20 feet of said Setback nearest the Street or zone boundary line shall be landscaped and the remainder may be used for off-street parking purposes as provided in Section 25: Off Street Parking. A three foot high wall or berm shall be constructed in back of the landscaped area along street Setbacks; along all other Lot Lines adjacent to residential zones, a six foot high wall as measured from the highest adjacent Grade and screen landscaping shall be erected and maintained.

B. General Requirements: The following requirements are minimum unless otherwise noted.

	<u>MP-20,000</u>	<u>M-1-10,000</u>	<u>M-2-6,000</u>
1. Minimum parcel size, in square feet	20,000	10,000	6,000
2. Lot Width, in feet	100	100	60
3. Lot Depth, in feet	150	100	100
4. Front Setback, in feet	20	10	10
5. Side Interior Setback, in feet	15	--	--
6. Side Street Side Setback, in feet	20	10	10
7. Rear Setback, in feet	20	--	--
8. Lot Coverage, maximum	60%	60%	--
9. Structure Height, in feet	40	50	50
10. Off-street parking	See Section 25		

Section 21.3: Performance Standards: Industrial Zones

- A. In all industrial zones, required Front and Street Side Setbacks shall be landscaped to a depth of not less than ten feet in accordance with Section 28: Landscaping. Remaining Front and Street Side Setbacks may be used for required off-street parking. All required Landscaping shall be permanently maintained in a neat and orderly condition.
- B. Waste receptacles enclosed with solid masonry walls and with gates shall be provided for each industrial Use. Said receptacles shall be set back a minimum of 20 feet from any non-commercial or industrial zone boundary and shall be maintained in a neat and sanitary condition in order to safeguard the health, safety and general welfare of adjacent properties, subject to the approval of the Director of Community Development. Alternatives to constructed enclosures may be approved by the Community Development Director.
- C. All mechanical equipment, including heating and air conditioning units, and waste receptacle areas shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a Building. Facilities for the operation of solar or other alternate energy systems may be exempted from this requirement subject to the approval of the Director of Community Development.

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Section 21.3: Performance Standards: Industrial Zones (Continued)

- D. No Use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the boundaries of the site. No Use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the Site.
- E. All storage of and activities involving inflammable and explosive materials shall be provided with adequate safety and fire fighting devices to the specifications of the County Safety Director. All incineration is prohibited.
- F. No Use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the Site.
- G. In all industrial zones, the use of radioactive materials shall be limited to measuring, gauging and calibration devices.
- H. No Use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the Lot in which the Use is located.
- I. Methods of screening for outdoor storage may include wooden fencing, masonry walls, rock walls, landscaped berms or vegetative screening subject to the approval of the Director of Community Development. All facilities for outdoor storage shall be subject to the review and approval of the Planning & Zoning Commission.
- J. Noise shall not be generated by any Use to the point of disturbing the peace, quiet and comfort of neighboring residences or businesses.
- K. No hazardous material shall be disposed on the premises. All such materials shall be transported to a Site officially designated by the State of Arizona for hazardous materials disposal.
- L. All solid waste generated by an industrial Use shall be transported to an approved landfill site for proper disposition.
- M. Apparatus needed for the operation of active or passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping may be permitted for any use subject to the approval and specifications of the Director of Community Development.
- N. Whenever there is a question of conformance with the performance standards of this Section, the Director of Community Development shall require the property owner or operator to engage the services of a certified testing firm. Copies of all such tests shall be furnished to the Director.
- O. The outdoor storage of any items, including but not limited to items for sale, unlicensed and/or inoperable vehicles, Travel Trailers, boats, Recreational Vehicles, or secondhand materials is prohibited, unless a Conditional Use permit is approved by the Planning and Zoning Commission for said outdoor storage.

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Section 21.4: Signs: Industrial Zones

No Sign or outdoor Advertising Device shall be permitted in any Industrial Zone except as provided in Section 26: Signs.

Section 21.5: Lighting: Industrial Zones

No exterior lighting shall be permitted in any Industrial Zone except as provided in Section 27: Lighting.

Section 21.6: Landscaping: Industrial Zones

Landscaping shall be permitted in any Industrial Zone as provided in Section 28: Landscaping.

Section 21.7: Accessory Structures: Industrial Zones

- A. In any Industrial Zone, Accessory Structures shall not be located in front of the main Building except when approved through a Conditional Use permit.
- B. In any Industrial Zone, Accessory Structures shall meet all of the Setback requirements for main Buildings.
- C. In any Industrial Zone, architectural features, canopies, eaves, or stairways may project not more than one-half the width of the required Setback. Greater projections may be permitted when it is demonstrated that such additional projections are needed for solar or alternate energy purposes, subject to the approval of the Director of Community Development.
- D. In any Industrial Zone, Accessory Structures used for the selling of agricultural products shall be subject to the review and approval of the Director of Community Development.
- E. Metal storage containers may be permitted, refer to Section 24.7.

Section 21.8: Walls and Fences: Industrial Zones

- A. In any required Front or Street Side Setback, an opaque or solid wall or fence shall not exceed three feet in height. Non-opaque fences, which are at least 50% transparent, may be established in any required Front or Street Side Setback to a maximum height of six feet.
- B. A wall or solid fence not more than six feet in height, as measured from the highest adjacent Grade, may be maintained along the Interior Side or Rear Lot lines provided that such wall or fence does not extend into a required Front or Street Side Setback. Stacking firewood along a property line shall be considered a wall or fence and must meet height limits.
- C. Walls or fences exceeding six feet in height may be permitted only through the Variance or Administrative Adjustment procedure set forth in Section 30 and subject to the granting of a Building Permit.

Section 21.8: Walls and Fences: Industrial Zones (Continued)

- D. A wall or fence adjacent to a driveway providing vehicular Access to an Abutting Lot shall not exceed three feet in height within fifteen feet of the intersection of said driveway and the Street Right-of-Way.
- E. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any agency thereof.
- F. Barbed wire, electrical fences, broken glass or other similar hazardous objects on top of walls and fences in Industrial Zones may be permitted subject to the approval of the Director of Community Development.
- G. Tires may not be used to construct walls, unless they are fully encapsulated so as to prevent the accumulation of water inside the tires, and subject to the granting of a Building Permit.

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